

## REAL ESTATE NEWS: SUMMER ACTIVITY

Unexpected Rush of Business  
at What Is Usually a  
Dull Season.

RENTERS ARE BUSY;  
MORE HOUSES WANTED

More Than a Hundred Thousand  
Dollars of Richmond Realty  
Changed Hands in a Week,  
and the Midsummer  
Season Is Right  
Here, Too.

Real estate transactions for the week  
past have not been as large in the  
aggregate as the agents had expected,  
but then the agents may have been a  
little too optimistic. One hundred  
thousand dollars, as the sum of trans-  
actions, is not to be sneezed at, and  
then it must be remembered that a  
majority of the agents have been giving  
a great deal of their time to rental  
matters, and just at this season of the  
year rental matters take up more time  
than sales.

All the agencies have more or less  
to do with rental affairs, and every  
one of them report that the portion  
of Richmond's population which pay  
rents and live in rented houses have  
been mighty busy during the past  
week. True, the renters do not have  
to move, nor do they have to decide  
not to move until September 1st, but  
90 per cent. of them like to have that  
whole matter settled and off of mind  
at least sixty days previous to that  
date. Hence the busy activity among  
renters.

Then, again, it so happens this year  
that rentable houses are unusually  
scarce, and people who want to have  
something in the way of choice in the  
matter of houses have found it to their  
interest to make their deal early. This  
accounts for the activity of the renters  
and the renters during the past week.

Letting Well Enough Alone.

An agent who has a long list of  
houses on his rental sheet tells me that  
more people are staying where they  
are than ever before known in the his-  
tory of Richmond. He predicts that  
when the first of September comes  
around there will be less moving from  
place to place than is usual, and that  
the draymen will have a duller mov-  
ing season than they have known in  
very many years. Said the agent:  
"The number of stand-pat and  
"stay-where-you-are-aters" is consider-  
ably larger this year than I have ever  
known since I have been in the real  
estate and rental business."

What It All Means.

This, taken in consideration with the  
activities of the building boom, which  
has been on for not less than a year,  
would seem to indicate that people are  
coming into Richmond from every sec-  
tion to look for homes.

The fact cannot be denied that more  
homes have been built during the past  
year than ever before known in the his-  
tory of Richmond, and it is true that  
a large majority of the home-builders  
were former renters, and yet the de-  
mand for houses by renters appears to  
be greater than ever before. There  
is but one conclusion to be reached, and  
that is that the population of Richmond  
is increasing at a rate never before  
known.

It one happens to be of an inquisi-  
tive turn of mind, and seeks for an ex-  
planation of this condition of affairs,  
he has only to make a study of the in-  
dustrial advancement of the town with-  
in the last year.

Mechanics and all kinds of wage-  
earners have been attracted to Rich-  
mond within the past year in numbers  
that were never before thought of.  
Investors have come here from all quar-  
ters, and many folks from beyond the  
State lines have come here to start  
business. All of these people and  
their families have to live some-  
where, and this explains the urgent de-  
mand for houses in every part of the  
city and away out in the suburbs.

Wise Investors.

Men of means who are building  
houses by the block for rent are fig-  
uring wisely, and their profits are com-  
ing in well as the days go by. The  
truth of all this appears in the fact  
that up to date the rental agents have  
shorter lists than they have ever be-  
fore had at this season of the rental  
period.

The fact is, the agents are having a  
much easier time this year than usual,  
for very few people are giving up the  
houses they have already been occupy-  
ing, and all the agents have to do, in  
90 per cent. of the cases, is to fill up  
a new lease, which is promptly signed  
up by the former tenant.

Over Hundred Thousand.

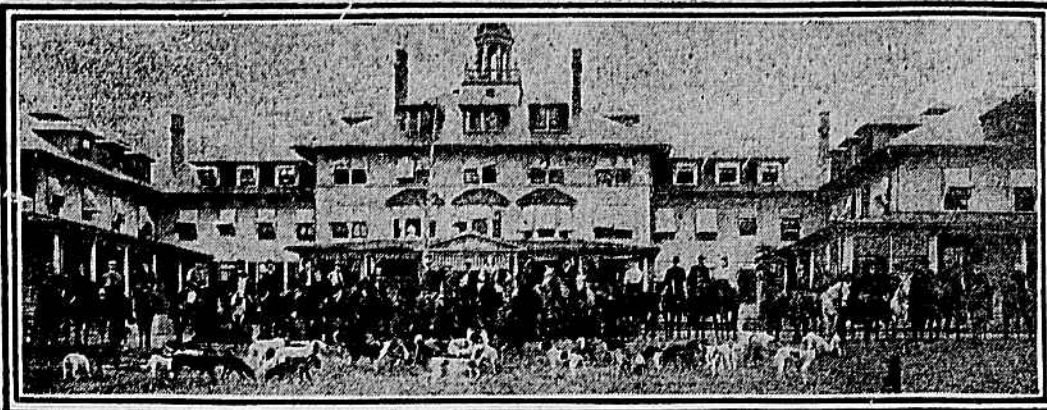
While it is true that the better part  
of the attention of the real estate men  
for the past week has been given to  
rental matters, some selling has been  
going on. The estimates vary some-  
what, but it is certain, as before stated,  
that the actual sales for the week were  
somewhere close to \$100,000—quite  
likely considerably over that figure.

The largest sale of the week was one  
that has not been entirely com-  
pleted, but it has gotten near enough  
to completion to be mentioned. It was  
the sale of the property No. 409 East  
Broad Street. The agents, Messrs. J.  
A. Connelly & Co., who effected this  
sale, are very reticent about the mat-  
ter, and refuse to give the names of  
the parties to the deal. However, it is  
known that the property involved has  
been owned by the Friend estate, and  
has for a number of years been owned  
by the Harris Hardware Com-  
pany. The name of the purchaser is  
withheld, and no amount of pumping  
could bring it to the surface, but in  
the course of the pumping process the  
fact leaked out that the amount of  
money changing hands on the deal is  
\$89,000, and it is also understood that  
the purchaser is an investor, pure and  
simple, and that no material changes  
will be made in the property or its dis-  
position.

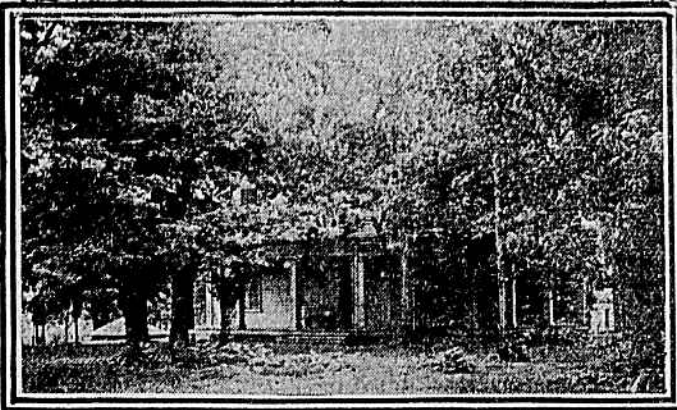
Big Options Strung.

The Times-Dispatch man learned, by  
hook and crook, that there have been  
several big options under considera-  
tion the past week. Among them is  
(Continued on Sixth Page.)

## MECKLENBURG HOTEL AND SANATORIUM



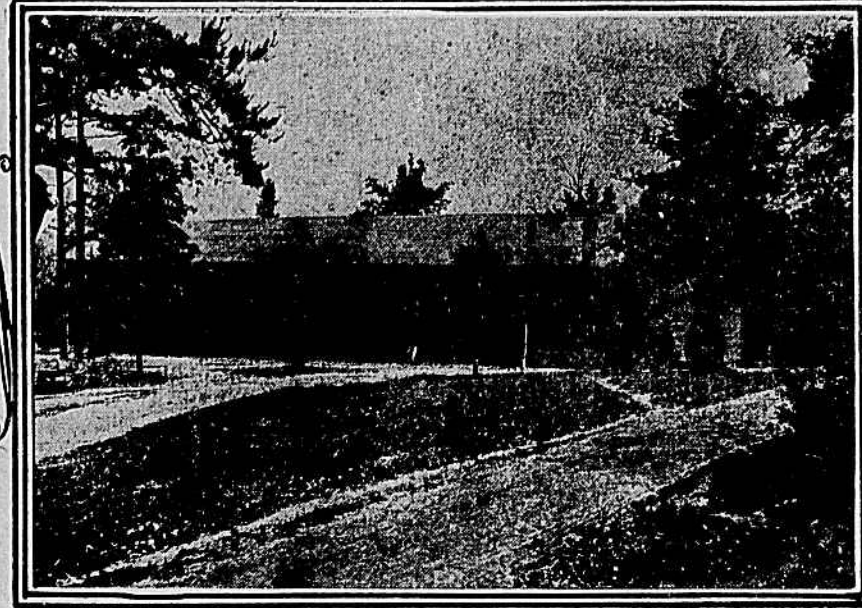
"A LINE UP"—AFTER A MECKLENBURG HUNT



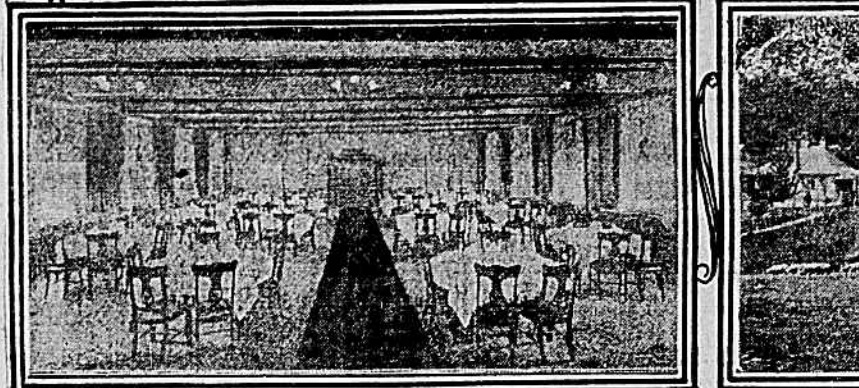
CLUB HOUSE



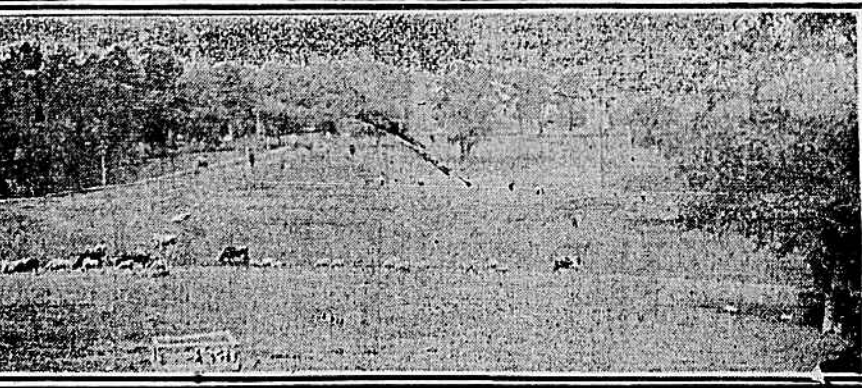
"THE MECKLENBURG"—LOBBY



MECKLENBURG STABLES



THE DINING ROOM



FRONT LAWN

## GREATER GROWTH OF GREATER NEW YORK

Room Must Be Made for People  
Flocking There from All  
Quarters.

LONG ISLAND TO THE RESCUE

Railway Builders and Tunnel Dig-  
gers Bringing Long Island to  
City's Centre.

BY FRANK S. WOODSON,  
Industrial Editor.

NEW YORK, June 17.—In the olden  
time one had to visit New York only  
about once in a year, or may be two  
years, in order to keep up with the  
progress and development of the city  
which in many respects is the greatest  
metropolis in the world. Nowadays  
if one wants to keep in touch with its  
progress and its enterprise, monthly  
visits must be made to the great-  
est metropolis of the world. When an  
improvement is contemplated, and new  
ones are contemplated and put in mo-  
tion every day in the year, no obsta-  
cle is allowed to stand in the way.  
Whole blocks of houses that cost mil-  
lions of dollars are torn down as if  
they were only old Virginia rail fences,  
to make room for new and greater  
stores, warehouses, depots, hotels,  
banking houses, sky scrapers or what  
not.

All of this is done to meet the emer-  
gencies growing out of the rapid in-  
crease of population, for while much  
has been said and much more can be  
said about the rapid growth of West-  
ern and Southern cities, the fact re-  
mains that New York grows faster than  
any city in the world. In population  
this city, with 4,113,404 inhabitants in  
1906, was exceeded only by London,  
which had something over 5,000,000 more  
when the census of 1903 was taken.

How a City Grows.

It is estimated by competent authori-  
ties, based on the figures of population  
for one hundred years, that the popu-  
lation of New York City will have in-  
creased to 4,810,000 by 1910; that it will  
reach 7,000,000 in 1920 and 9,800,000 in  
1930, and 12,250,000 in 1950. This is  
based upon the percentage of increase  
in the last fifty years. The calcu-  
lations made in 1870 and in 1890 and 1890  
as to the future population came with-  
in 2 per cent. of absolute accuracy, so  
that the present forecast for ten, twenty,  
thirty, forty and fifty years hence  
may be taken as equally dependable,  
and indicate that means must be pro-  
vided for the travel of a host of 20,000,  
000 within 330 square miles of territory.

Unless all the signs of the times  
shall fail, and unless all the statistics

that furnish a basis for prophecy go  
wrong, New York within the next half  
a decade will have a greater popula-  
tion than London and will be the  
largest city in the world, that is, the  
largest strictly civilized and cultivated  
city. The question naturally arises,  
Where and how are all these people  
going to be scattered about, how and  
where are they going to live, and what  
manner of houses are they going to  
live in? It is indeed an interesting  
question.

Wonderful Figures.

The area of Greater New York is  
209,160 acres. Of this vast expanse  
of land about 97,000 acres have al-  
ready been utilized for business and  
living room; 12,315 acres are appro-  
priated to parks and cemeteries; and  
25,500 acres are rendered unavailable  
in Jamaica Bay. This leaves now but  
a little more than 74,000 acres for sub-  
division into building lots, since the  
97,000 acres, as already shown, have  
been occupied and used by 4,800,000  
people New York's present estimated  
population.

I was talking with a man to-day  
who has made a study of the situa-  
tion here. He is a man of figures,  
and here are some of the startling  
ones he gave me: "Greater New York  
contains one-twentieth of the popula-  
tion of the United States. The city's  
population increases in a ratio of five  
to one compared with the increase of  
the rest of the country. In twenty-  
five years, or less, the population of  
this city will have doubled itself, for  
every business day of the year sees  
more than 100 families of 500 people  
added to the population. This, mind  
you, in no way accounts for the immi-  
grants who settle in this city every  
year. Out of the 1,000,000 foreigners  
who land here, at least one-fourth re-  
main and make their homes in Great-  
er New York.

This increase each year is equivalent  
in itself to a large city. Figuring on  
a growth even to that of the past, and  
we can easily figure on an annually in-  
creased growth, the population of  
Greater New York a third of a century  
hence must be in the nature of the case  
over 20,000,000.

An Unanswered Question.

Where are all of these people going  
to live? Where are they going to find  
shelter? And where are they going to  
move and have their being? Such are  
the questions I put to my well infor-  
med friend.

Without delving to answer my  
query, my informant went on to quote  
figures to me by which he demonstrated  
and figures are great and convincing  
—demonstrations—that half of the popu-  
lation of the State of New York is lo-  
cated within the limits of this great  
American metropolis. Said he: "Great-  
er New York to-day has more inhabi-  
tants than Switzerland, and more by  
one-third than the Kingdom of Den-  
mark. The population of this town is  
more than equal to that of nine sov-  
ereign States of the Union combined—  
Maine, Connecticut, Delaware, Florida,  
North and South Dakota, North Caro-  
lina, Virginia and Nevada. I shouldn't  
wonder if West Virginia would have  
to be added to furnish as many Ameri-  
cans as are to be found within the

(Continued on Sixth Page.)

## OUTLOOK IS GOOD FOR LARGE CROPS

Conditions Perhaps Never More  
Favorable in Southside Vir-  
ginia Than Now.

WORKING ON LARGE SCALE

Nearly All the Farmers Plant  
Larger Areas Than Usual, and  
Expect Bountiful Yield.

[Special to The Times-Dispatch.]

EMPO, VA., June 20.—Crop con-  
ditions in Greensville county and  
throughout the Southside section of  
the State are better than they have  
been for the past ten years. A  
careful survey of the situation  
after a close study, covering a two-  
weeks' investigation, warrants the as-  
sertion. The farmers are very hope-  
ful over their prospects for a large  
yield of cotton, peanuts, corn, tobacco,  
and wheat.

An unusually large acreage of corn  
and peanuts was planted this spring,  
and if good local conditions continue  
to prevail for the next ninety days a  
splendid general average of farm pro-  
ducts will be harvested this fall.

The high prices for hogs which  
have obtained throughout this vicin-  
ity to the past six months have caused  
many of the smaller farmers much  
inconvenience, but with a large yield  
of corn in the fall that is now con-  
fidently expected, prices for 1909 will  
probably fall within easy reach of the  
local consumer.

The cotton crop in Greensville  
county is especially promising, like-  
wise the Spanish peanut crop.

This county with three other ad-  
joining counties, together with two  
in the northeastern portion of North  
Carolina, practically raise the peanut  
output for the Southern States. Em-  
po is the largest shipping point in  
this section for the Spanish nut, and  
buyers from all the country come here  
every year for the purpose of securing  
this much sought commodity.

During the past ten days sufficient  
rain has fallen in Brunswick, Green-  
ville, Sussex, Southampton, Prince  
George, and Mecklenburg to give the  
various crops a good growing start,  
and with hot weather for the next  
forty days the young peanuts will rap-  
idly mature, thereby producing a  
bountiful yield.

No better farming lands will be  
found than in this section, which may  
be bought at a reasonable figure.

Building in Norfolk.  
[Special to The Times-Dispatch.]  
NORFOLK, VA., June 20.—The  
monthly report of Building Inspector  
Holland shows that during the month

of May, eighty-four building permits  
were issued, the majority for the  
erection of residences, and that the  
total cost of the buildings aggregated  
\$206,541.

## PREPARE FOR FLOODS

Improve Road So the Chickahominy  
May Be Crossed When Out of Banks.

[Special to The Times-Dispatch.]

PROVIDENCE FORGE, VA., June  
20.—The road commissioners, consist-  
ing of J. H. Christian, W. Fessler and  
Captain T. L. Christian, of Charles  
City; W. W. Jones, E. Martin and  
J. B. Richardson, of New Kent, met  
here Saturday to decide on some way  
or means by which the Chickahominy  
may be crossed in time of high water.  
A bridge spans the river, and ordi-  
narily it is all that is necessary, but  
when the river overflows, as it often  
does when the rainfall is great, west  
of here the approach to the bridge be-  
comes dangerous.

After much serious debating and  
careful consideration, they decided  
that a fill at either end of the bridge,  
raising the roadbed to its original  
height, would be all that was neces-  
sary, and proceeded at once to let  
out the contract to the lowest bidder.  
This is a very important crossing to  
both counties, and should be made  
safe at all times.

## GOOD YEAR FOR GRAZERS

Sold Lambs in Advance for Better  
Prices Than Now Prevail.

DUBLIN, VA., June 20.—That Dublin  
continues to grow and prosper is  
proved by the fact that the compensa-  
tion of the pastmaster has just  
been increased to \$1,100.

There is no kick coming from the  
graziers of this section, save from  
the few who refused to contract their  
lambs at seven cents, and will now  
have to take six. The buyers, how-  
ever, are at present building up a bal-  
ance on the wrong side of the ledger,  
and bidding for future trouble by of-  
fering the same fancy prices for next  
season. Shipments of lambs for the  
present year aggregate 4,500 head, of  
which this week furnished 2,500.

Among these were two specially fine  
lots: Trinkle Bros., 175, averaging 33  
pounds, and T. M. Dobyns & Bro., 250.  
Previously, Francis Bell, Lewis P.  
Stearns, and Thomas Ingles might  
be fairly entitled to blue ribbons.  
About half remain yet to be shipped.

The stock shipping pens of the Nor-  
folk and Western Railway have been  
very materially improved recently,  
their capacity doubled and conveni-  
ence quadrupled.

Fruit Shipments Large.

[Special to The Times-Dispatch.]  
SPENCER, N. C., June 20.—The  
Southern Railway Company is han-  
dling an enormous quantity of peaches  
and vegetables between Southern and  
Northern points, and it is not an un-  
common occurrence for from five to  
ten trainloads to pass through Spen-  
cer daily. Trainmen are having con-  
siderably more work than usual on  
account of the movement of fruit and  
vegetables northbound.

## RICH LANDS ABOUT AFRICAN MOUNTAIN

Frank Carpenter Tells About  
Mount Kilimanjaro and  
Country Around.

TANGA, THE NORTHERN PORT

Growing Town in German East  
Africa—Are Training the  
Zebras.

BY FRANK G. CARPENTER.

Tanga, German East Africa.  
Kaiser Wilhelm, the Emperor of Ger-  
many, now owns the scalplock of this  
African continent. It is a bit of rock  
as big as your fist, and it was cut  
from the top of Mount Kilimanjaro,  
where, dominating all Africa, it kisses  
the sky at an altitude almost four  
miles above the sea. The rock was  
cut off by one of the Germans who  
climbed to the top of that mighty  
mountain. It was ground smooth and  
made into a paper weight, and it  
now lies at the Kaiser's right hand on  
his library table in his palace in  
Berlin.

About Mount Kilimanjaro.

I understand that the Kaiser is  
proud of owning Mount Kilimanjaro,  
and there is no doubt that his sub-  
jects out here feel the same way. The  
mountain lies just back of this port  
of Tanga, almost on the border be-  
tween British and German East Afri-  
ca. Its lowest slopes are now reached  
by railroad, and some of the richest  
regions of German East Africa lie at  
its foot. These are now being settled  
by Germans who are planting out coffee  
and hemp. There are some planta-  
tions which contain tens of thou-  
sands of coffee trees, and large tracts  
are being set out in rubber or planted  
to grain. A colony of Boers has lo-  
cated there, and there are also many  
Jews, who have been driven out of  
Russia by the persecutions of the Czar.

The land is high and the climate is  
healthy. The railroad has now been  
extended about seventy-two miles  
westward, and it is to go up the slope  
of Kilimanjaro itself. The governor-  
general, who has recently made a trip  
through that region, tells me he is  
well satisfied as to the progress now  
making, and he predicts that we will  
some day have a little Germany away  
out here in the heart of Africa, under  
the shadow of its highest mountain.

The day will probably come when  
the ascent of Kilimanjaro will be one  
of the regular stunts of the world's  
mountain climbers, and we may have  
cog railroads running up to health  
resorts in and about its mighty peaks.  
During my stay in British East Afri-  
ca I saw this mountain several times,  
far off in the distance. It looks like  
a great cloud of snow floating, as it  
were, in the blue sky. It ends in two  
peaks like a saddle back, and it stands  
on a half-mile higher than the top

(Continued on Seventh Page.)

## THE MECKLENBURG A GREAT INDUSTRY

Health-Giving Waters That  
Flow From Hill-sides of  
Old Virginia

MODERN HOTEL AND  
SANATORIUM IN ONE

All-the-Year-Round Resort—Rest  
and Health Seekers' Home in  
Summer, and Hunters' Para-  
dise in Winter—Bottling  
Works and Ginger  
Ale Factory.

BY FRANK S. WOODSON,  
(Industrial Editor.)

THE MECKLENBURG, CHASE CITY,  
VA., June 20.—I have been traveling  
some of late in the county of Meck-  
lenburg, and writing of its wealth,  
past, present and prospective. Of its  
mineral waters I have so far had but  
little to say, not that the subject is not  
an inviting one, but I have up to now  
taken up all of my available space  
telling about the rich farming lands  
and the timber wealth and the manu-  
facturing enterprises of the county.

From time immemorial the hills of  
this county have been famous for  
waters of medicinal qualities that have  
carried health, joy and comfort to  
thousands. It is only in recent years  
that these valuable waters have been  
made a subject of commerce, and that  
the bottling and sale of them has  
become an industry to add to the  
wealth of the county and of the old  
State.

The Mecklenburg Mineral Springs  
Company, under its present strictly  
business management, has done as  
much as any agency in the county,  
and more perhaps, to make the old  
county of Mecklenburg known, and  
well known, in the marts of the world.  
The history of the springs, with the  
story of the health-giving waters, is  
well worth a chapter in the Industrial  
Section of The Times-Dispatch—the  
modern history, I mean.

Water as an Industry.

The lithia water and the calcium  
chloride were heard of here many years  
ago, but their valuable medicinal prop-  
erties and curative powers were known  
only to a limited extent, and it has only  
been in the last decade that energetic  
men have carried the knowledge of  
them to the wide, wide world, and thus  
made them a blessing to suffering hu-  
manity, and their preparation for mar-  
ket and sale a great Virginia industry.  
There are here two springs, several  
hundred feet apart, of equal value, but  
in all medicinal properties as different  
as wine from brandy. From one  
spring comes the now far famed Meck-  
lenburg lithia, which is a fine mineral  
and table water—light, clear, cool and  
sparkling. It has wonderful curative  
properties in cases of chronic kidney  
and bladder diseases, chronic Bright's  
disease, stone in bladder and kidney,  
rheumatism, gout, dyspepsia, indiges-  
tion and all diseases due to an excess  
of uric acid in the blood, and in all  
other conditions where a powerful al-  
kaline diuretic water is required.

The Chloride Calcium.

The Mecklenburg chloride calcium  
water, which flows from another spring,  
is unique in its constituents and effects.  
Investigation has failed to discover,  
either in this country or in any other  
water similar to it in analysis  
and effect. Many members of the med-  
ical profession have endorsed its won-  
derful curative powers in catarrhal  
conditions of the stomach and bowels,  
in scrofulous and glandular enlarge-  
ments, in joint diseases, in skin dis-  
eases, in chronic skin diseases, such as der-  
matitis, eczema, chronic ulcers, etc. It is  
also powerful in its effect upon chronic  
malarial poisoning and chronic kidney  
and bladder troubles. It is a splendid  
nervine tonic in case of nervous pro-  
stration, in general debility, and may  
be used locally as an antiseptic  
and ophthalmic wash. It is an ideal  
remedy in all blood and nerve disor-  
ders where a powerful and general  
tonic and alterative is required.

Such, in brief, are descriptions of the  
two waters found many years ago  
flowing from the hill-sides of this par-  
ticular part of the good old county of  
Mecklenburg. Ten or fifteen years  
ago the waters were made known be-  
yond the immediate local domain, and  
a little hotel in the town was crowded  
all the year round with sick people  
who came to the waters.

The Mecklenburg and Sanatorium Built.

In the fall and winter of 1901-'02 a  
company was formed, and the Meck-  
lenburg, an up-to-date hotel and sanato-  
rium, was erected. The place was  
opened as a pleasure resort, as well as  
a fountain of health, and later on the  
bottling works were installed, and the  
shipments of both the lithia and chlor-  
ide calcium commenced. Later still,  
the bottling works were enlarged, and  
very lately a ginger ale factory has  
been added, it having been discovered  
that the Mecklenburg lithia is an  
especially superior water for use in the  
manufacture of ginger ale, the finest  
of tonics.

Five years ago large blocks of the  
stock of the Mecklenburg company  
changed hands, and a new and in every  
way hustling management came upon  
the scene, with Colonel William T.  
Hughes as president and general man-  
ager; W. D. Paxton, superintendent,  
and A. J. Cooke, hotel manager. Since  
then some hustling has been done,  
and to-day the Mecklenburg and its  
waters are household words in many  
parts of the country, and thus an in-  
dustry that brings to the front in an-  
other way the wonderful resources of  
old Virginia has been built up and  
made famous by Virginia energy and  
pluck.

Later Day Hotel.

The hotel and sanatorium, a com-  
posite building, is a gem of architect-  
ure. It is T-shaped, and so arranged  
that the hotel proper and the sanato-  
rium, while under one roof, are as di-  
rectly separate institutions as if they  
were miles apart.

The hotel proper has 150 guest rooms,  
rooms en suite, single rooms, rooms  
with baths and rooms without baths.  
The house is so arranged that every  
room is an outlander, and the sun shines  
(Continued on Fifth Page.)